

**Middlesex Borough Planning Board  
1200 Mountain Ave., Middlesex, NJ 08846  
Minutes  
May 28, 2014**

**1. Call to Order**

Chairperson Andy Galida called the meeting to order at 7:44p.m.

**2 .Open Public Meeting Acts Statement**

Chairperson Andy Galida read the Open Public Meeting Act Statement.

**3. Call to Order**

Upon voice count the following members were present- Al Lowande, Andy Galida, Jim Green, Patrick Corley, Jeff First, Paul Woska and Frank Ryan.

Also present were Board Attorney Ms. Kelly Carey, Joe Venezia, Board Engineer Maser Consulting.

**4. Minutes**

No minutes were approved at this meeting.

**5. Old Business**

**P2014-03**

**TCAT Properties**

**294 Lincoln Blvd.**

**Block 340 Lot 13.01**

Mr. Gaccione, 524 Union Ave, Belleville NJ representing TCAT Properties.

Mr. Gaccione stated that all the witnesses were presented at the last meeting, only requesting a waiver of parking space size.

The Board reviewed the Lighting & Landscape Plan that showed illumination levels including the 3 rooftop light fixtures and the 2 lights on the front of the building that would be on at night for security.

Mr. Venezia stated that the Lighting & Landscape Plan answered the questions that the Board had asked at the last meeting.

Mr. Gaccione gave a brief summation of the application.

Member Ryan had concerns about the existing building and the parking concern.

Mr. Gaccione stated that the applicant understands the parking requirements.

Ms. Carey suggested a time frame in which the applicant would have to market the building and secure a tenant, if a tenant was not secure then the applicant would have to make improvements to the outside of the building.

Mr. Maino stated that he is not going to leave the building in the current condition, will have the 4 exterior sides be the same.

Mr. Gaccione proposed as a condition of approval a time period of 18 months for Mr. Maino to have the exterior of the building consistent with the adjacent building.

Mr. Gaccione asked the Board to approve the application.

Chairperson Galida opened the meeting to the public, there being no public comments or questions regarding this application, he closed the public portion for this application.

Member Corley made a motion to approve the application with the conditions, seconded by Member Green. Vote: Member Lowande- yes, Member Galida- yes, Member Green-yes, Member Corley- yes, Member First- yes, Member Woska-yes, Member Ryan-yes. Motion approved.

## 6. Board Member Comments

### A. Proposed Amendments to Land Use Ordinances

The Board started the discussion of Ordinance 248-5 which follows the State Statute for public noticing.

The Zoning Officer had recommended that every Board application be noticed.

The Board discussed this change and agreed with the Zoning Officer's recommendation.

Member First made a motion to recommend changing Ordinance 248-5 to the Governing Body, seconded by Member Lowande. Vote: Member Lowande- yes, Member Galida- yes, Member Green-yes, Member Corley- yes, Member First- yes, Member Woska-yes, Member Ryan- yes. Motion approved.

The Board started the discussion of Ordinance 420-14 which deals with Principal Buildings.

The Board tabled this Ordinance discussion to have the Zoning Officer in attendance for the discussion.

The Board started the discussion of Ordinance 420-7 which deals with lot lines.

The Board tabled the Ordinance discussion to have the Zoning Officer in attendance for the discussion.

Member Ryan discussed having a time limit when it comes to hearing applications.

Ms. Carey will add an amendment to the By-Laws at the June 25, 2014 meeting.

Chairperson Galida opened the meeting to the public, there being no public comments or questions; he closed the public portion of the meeting.

There being no further business Member Woska made a motion to adjourn the meeting at 8:44 pm, seconded by Member Ryan. Vote: All in favor. Meeting adjourned.

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Secretary

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Clerk